

Kingfield Neighborhood Association
3754 Pleasant Ave. S.
Minneapolis, MN 55409

Corridor Housing Initiative Proposal

Nicollet Avenue – Kingfield Neighborhood

Contact:

David M. Motzenbecker, President
Liz Gibson-Gasset, Staff
3754 Pleasant Ave. S.
Minneapolis, MN 55409
(612) 823-5980

Table of Contents

	Page
I. Opening Statement Main Issues Objectives	3
II. Vision	4
III. Desired Corridor Housing Initiative Support	5
IV. Context	5
V. Inventory	6
VI. Project Partners	6
VII. Viability Support and follow-through Additional funding sources	8
VIII. Proposed Meeting Cycles	11
IX. Appendix	11

I. Opening Statement

Main Issues

The Kingfield Neighborhood Association (KFNA) requests support from the Corridor Housing Initiative (CHI) in creating a land use and development plan for the Nicollet Corridor from 36th to 46th Street, which will concentrate heavily upon the appropriate siting of affordable housing within our neighborhood boundaries.

The Kingfield Redevelopment Committee believes that developing a master plan for the neighborhood is the way to most effectively focus the future actions and resources of the neighborhood association and its volunteers to bring about desired changes to the neighborhood. A serious consideration of the future of Nicollet Avenue is central to the development of any master plan, as Nicollet is the main artery for transportation in Kingfield, as well as our primary commercial corridor. By developing a smaller land use and development plan for Nicollet with the assistance of CHI, one which focuses on increasing affordable housing and transit opportunities (both issues to which the Kingfield board is deeply committed), we will be setting up the framework for a master plan that will apply to our greater neighborhood boundaries. The Redevelopment Committee believes that the involvement of the Corridor Housing Initiative will be instrumental in helping us develop both of these visions.

A master plan is the key to assuring that our neighborhood plans proactively for the future rather than just reacting to needs as they arise. We have identified a number of housing needs within the Kingfield neighborhood, and are now looking for a means of comprehensively addressing and planning to accommodate these needs as well as those of the broader community. For example, we know that as our population ages it becomes increasingly important to address the need for lifecycle and assisted senior housing. At the same time, we want to ensure that Kingfield remains accessible and diverse by maintaining a variety of housing options, so that that families and individuals who consider Kingfield their home are not forced to leave the neighborhood due to rising property taxes and market values or lack of housing options. We would also like to encourage first-time home ownership, the improvement of rental properties, and the continuation of neighborhood-sponsored programs to help businesses and homeowners maintain and improve their properties.

The Nicollet corridor is one of the most important north/south transit corridors in Minneapolis. Historically, it held one of the city's famed streetcar routes, which helped to establish its importance as a key circulation route. The Nicollet transit corridor is still heavily used and can only become more important in the future. As plans for new ramps from 35W evolve, there is the distinct chance that 38th Street will become a much stronger and highly used travel corridor. Already 38th is a connecting hub for transit transferring from north/south travel to east/west travel, as is 46th Street. With the inevitable re-opening of Nicollet at Lake Street, travel and traffic will most likely increase along the entire length of Nicollet.

These changing conditions will force Kingfield and KFNA to confront a myriad of challenges and opportunities that will present themselves in the coming years. How do we address an increase in traffic without sacrificing our quality of life and vitality of pedestrian-oriented corner business nodes? How can we take advantage of strengthening this transit corridor to provide affordable housing at higher density levels? How can we increase density while making use of existing infrastructure and commercial amenities? KFNA must begin to explore options and discover answers to these questions and those yet unasked.

CHI resources will serve as the catalyst to propel KFNA onward towards a well thought out Nicollet Avenue land use and development plan. That plan can, in turn, help Kingfield determine the best options for growth and development over the coming years.

The Kingfield Neighborhood provides a unique opportunity to implement the CHI initiative. Like many neighborhoods in Minneapolis, Kingfield is undergoing significant changes. A comparison of census data from 1990 to 2000 shows that Kingfield's Hispanic population quadrupled during the past decade. At the same time, rental units were being converted into owner-occupied housing units and the median income of the neighborhood rose significantly. What makes Kingfield unique is that, unlike many non-impacted neighborhoods, Kingfield has made a measurable commitment to diversity by pursuing a strategy to keep affordable units (owner and renter alike) available in the neighborhood. The strategy Kingfield has adopted is one that keeps existing units affordable while looking for new opportunities to construct additional units.

Objectives

<p>Develop a land use and development plan for the Nicollet Corridor from 36th to 46th Streets</p>	<p>Use CHI resources to create a land use and development plan for the defined area of the Nicollet Corridor, which identifies potential sites and concentrates heavily on the appropriate siting of affordable housing units on Nicollet. This land use and development plan would serve as a catalyst for a neighborhood-wide planning effort.</p>
<p>Build relationships and develop outreach skills</p>	<p>Bring a larger group of people to the table than merely the Redevelopment Committee or our KFNA Board, and encourage participation from neighborhood residents in future planning efforts. Strengthen relationships with all stakeholders in this project (neighbors, developers, property owners, etc) through facilitated meetings and broad community participation, and develop the skills, contacts, and community support necessary for addressing the affordable housing needs of our neighborhood.</p>
<p>Oversee the development of 1-2 specific sites</p>	<p>Facilitate communication between KFNA and potential socially responsible developers that share the goals and desires of neighborhood residents to carry out plans for one to two specific sites.</p>
<p>Create a process model that responds to the needs of the community and addresses housing needs</p>	<p>Develop a process model that responds to the needs of the community, as well as the tools and resources necessary for addressing infill housing and maintaining affordability that can be used by other neighborhoods and cities.</p>

II. Vision

Our project will become a process model for how to address lifecycle housing, accessible units, mixed-use development, sustainable design, infill housing, building re-use, supportive housing, live-work units, and maintaining affordability. The Corridor Housing Initiative will provide KFNA with the resources that will help

to create a critical launching point for the next phase of Kingfield's development as a force for positive, thoughtful, and intelligent planning for the future.

The Redevelopment Committee, on behalf of the KFNA, sees the Nicollet Project as an opportunity to consider the larger question of affordable housing within our neighborhood boundaries. CHI resources will allow us to focus on the above issues in a systematic way and on a manageable scale by helping us to identify and understand the present and future needs of our neighborhood; develop the skills, the contacts, and the community support we need to continue addressing the affordable housing needs of our neighborhood; and provide us with the technical support and expertise we need to develop plans and implement them.

III. Desired Corridor Housing Initiative Support

It's not just getting people to listen; it's getting the key stakeholders to listen, engage and participate that is critical. The Corridor Housing Initiative can help by getting all the right people into the same room to do just this for the future of Kingfield. Outreach support from CHI will help bring a larger group of people to the table than merely our committee or the KFNA board, and will encourage participation from neighborhood residents in future planning efforts. In addition, the Nicollet project could serve as a framework for a collaborative design studio with students at the College of Architecture and Landscape Architecture (CALA) at the University of Minnesota. Negotiations are currently underway between members of the KFNA Redevelopment Committee and the University. Clearly, the immediate opportunity the Corridor Housing Initiative affords us is only the beginning of a broader attempt to consider the same issues throughout Kingfield as a whole.

One of the greatest benefits to the neighborhood will be the technical support and expertise that the Corridor Housing Initiative can offer. Of primary concern will be help organizing and facilitating community forums, such as neighborhood meetings, focus groups and surveys, which allow us to bring Kingfield residents and additional stakeholders to the table to discuss plans for affordable housing on Nicollet, as well as to develop our greater long-term vision. We also foresee the need to have the input and expertise of developers and funding sources, to make sure that we understand the processes and procedures by which we can achieve our goals.

Furthermore, we believe that this project will benefit from the assistance of transportation experts, who could help us envision potential changes to Nicollet and our neighborhood as corresponding changes are made in the future to 35W, K-mart, and the entrance/exit ramps on 35th and 36th. In addition, we would request advice from architects and landscape architects. Finally, we would appreciate input from a demographer or market analyst to determine needs for affordable housing that are currently unmet and anticipate changing trends in affordable housing needs. We are committed to affordable housing but unsure of how to best meet the needs of our neighborhood, posing the questions: Who would be best served in the creation of additional affordable housing in our neighborhood? Seniors? The disabled? Lower income families? What type of affordable housing should we be aiming at? Single-family housing? Assisted living facilities? Accessible apartments? We feel that this is an important issue to address both for the development of Nicollet and for the remainder of the neighborhood.

IV. Context

Nicollet Avenue, within the Kingfield Neighborhood, runs from 36th Street to 46th Street. The structures and activities along this 10 block span reflect the diversity of the neighborhood itself, with a wide range of business and residential uses, as well as a noticeable difference in the level of care and attention to various properties.

In the past few years KFNA has concentrated on improving the vitality, safety and appearance of neighborhood business nodes along Nicollet through our Business Façade Improvement Program. This has proven to be very successful, subsequently increasing levels of support of local businesses at 43rd and Nicollet and 38th and Nicollet. We now believe KFNA should focus its efforts on creating much needed housing along that same corridor.

The KFNA Board of Directors, unlike the representatives of other non-impacted neighborhoods, is actively interested in identifying opportunities for creating additional units of affordable housing within our neighborhood boundaries. They have officially adopted an Affordable Housing Statement for the neighborhood. Within this statement can be found criteria by which to assess any new development that is proposed for the Kingfield neighborhood. (See Appendix A) Some of the criteria that have been adopted are preferences for development that address the idea of life-cycle housing – having housing options of all affordability levels so that residents need not move out of their beloved neighborhood as their lifestyle needs change. This idea applies especially to housing options for the elderly, first-time homebuyers, and assisted living environments. It is hoped that the City of Minneapolis, through the KFNA Master Plan, will adopt this statement.

V. Inventory

This project seeks to maximize the use of currently underutilized sites within the neighborhood. These sites include a vacant lot at 36th and Nicollet, a prime location for a higher density, mixed use development. We expect that additional potential infill sites will be identified along the corridor through the proposed project. (See Appendix B)

VI. Project Partners

KFNA has historically worked very closely with our three City Council members – Dan Niziolek, Robert Lilligren, and Scott Benson – to achieve a strong synchronicity between our actions and those desired by residents, businesses and the City of Minneapolis. We anticipate this relationship will only continue to grow and evolve. Council Member Niziolek has expressed deep interest in increasing density and creating stronger neighborhood nodes to enhance the urban environment. KFNA strongly supports the desires of the City Council to use the City’s Comprehensive Plan as a framework from which to create our own neighborhood Master Plan. Our intent is that by working in conjunction with the City, our plan will be ratified and implemented.

In response to KFNA’s invitation to participate in the Corridor Housing Initiative, our neighbors to the north, the Lyndale Neighborhood Association (LNA) have expressed considerable interest in a future partnership.

Cara Letofsky, Executive Director of Lyndale Neighborhood Development Corporation (LNDC), met with Kingfield's Redevelopment Committee to discuss ideas for a collaborative effort and offer her organization's support. (See Appendix C) Working together and utilizing LNDC's ten year's of development experience, the two neighborhood associations envision addressing the potential of the "south" Nicollet corridor, from Lake Street to 46th Street.

In addition, KFNA was recently selected by the Housing Advocacy Committee of the Minnesota Chapter of the American Institute of Architects (AIA-MN) to participate in their 2004 Annual Search For Shelter Design Charrette. Inspired by our work on the CHI application, we will be asking their volunteer, multi-disciplinary design teams to give us a clear vision of potential affordable housing site choices along the Nicollet corridor. We anticipate receiving fresh, cutting-edge ideas for renovations to existing buildings, designs for maximizing empty or underutilized lots, and unique ways in which to address the streetscape. Results from the charrette, which is scheduled for the weekend of February 6th through 8th, will serve as a foundation for further discussion as we continue to work with CHI on our Nicollet corridor project.

KFNA is also closely following the development of a potential Lot Redevelopment Program, a joint effort of CPED and NRP. According to the current draft plan, CPED would provide a dollar for dollar match of neighborhood NRP funds for the acquisition and development of vacant, underutilized and blighted properties, with a funding preference for acquisition opportunities in non-impacted areas, such as Kingfield. Partnering with this program would allow KFNA to double our purchasing power. LNA is also interested in the possibilities this would afford our two organizations working jointly on an affordable housing project on the corridor.

Within our own neighborhood and on the Executive Board, KFNA has forward-thinking and active committees and residents. We feel the following groups will be able to provide an extremely strong, talented and supportive backbone to the process facilitated by the CHI.

KFNA Redevelopment/Zoning Committee

- This committee has doubled in size over the past year. The interest and the desire to improve the neighborhood through redeveloping unused properties, and replacing apathy with attention are critical to this committee's mission. Our dedication to affordable housing is palpable – as can be seen by the four units currently under construction within the neighborhood boundaries. The committee also has a strong interest in density and strengthening the development of mixed-used, live/work units on Nicollet Avenue – the main corridor extending through our neighborhood.
- The committee is poised to take advantage of the strengths now present within its structure including the volunteer membership of architects, landscape architects, planners, lawyers and City policy experts.

Neighborhood Businesses and Residents

- As a neighborhood, we feel lucky to have such forward-thinking and selfless residents and business owners. Again, our creation of four units of affordable housing within the neighborhood this past year is proof positive of our dedication and visionary foresight. Businesses understand the concept that improving their establishments and supporting their neighbors ultimately enhances neighborhood vitality, safety and fiscal viability. Vital active

neighborhood business nodes enhance the culture and capacity of a livable and lifecycle-based community.

- Some neighborhood businesses accomplished this revitalization by participating in KFNA's Business Façade Improvement Program, which ran from 1999-2002. During those four years, 53 businesses received grants – 34 of those businesses were on Nicollet – or 64 percent! Total funds granted in this time were \$372,000, with an additional \$98,000 being granted by the Redevelopment committee for businesses within its designated Redevelopment Zone at 38th & Nicollet. Businesses invested approximately \$500,000 in matching funds for these projects. In four years, close to \$620,800 has been used to improve vitality, livability, and safety for business nodes primarily along the Nicollet corridor.

VII. Viability

Support and Follow-through

KFNA strives to continue its precedent-setting accomplishments and expand into new areas – specifically housing. We feel that our work in affordable housing to date is formidable, but can definitely become better and even more forward thinking. Our goals to create a neighborhood of life-cycle, affordable housing will help to provide a range of housing types for all ranges of income. KFNA feels that the strengths it has to offer, as well as the precedents it has already set, will allow us to become a vital and engaging force in helping determine the placement of new housing within the neighborhood boundaries and, in turn, strengthening the fabric of the city.

Kingfield has proven itself committed to the addition of affordable housing within its neighborhood boundaries through the development of an Affordable Housing Statement (see Appendix A), and by partnering recently with the Nicollet Cooperative Association, Habitat for Humanity, Minneapolis Public Housing Authority (MPHA), and Project Pride for Living to put these principles to action. We have also shown our ability and desire to work with our adjacent neighborhood associations on collaborative efforts such as the River Lake Greenway and on a joint effort to save two Kingfield homes from demolition. KFNA has sponsored over the course of the years, three neighborhood-housing initiatives (Appendix D) and the very successful Kingfield Business Façade Improvement Program, all of which prove our commitment to making Kingfield a great place to live and work. These projects demanded considerable effort on the part of our talented and committed volunteers; they have required us to use the professional skills that our staff and residents bring to the table, as well as to develop new skills and talents as needed. Our track record shows just how aggressively we have pursued collaborative projects, particularly those which have added individual scattered affordable housing sites through partnerships with established organizations.

Currently, Kingfield has two part-time staff people: NRP Coordinator Sarah Linnes-Robinson and NRP Organizer Liz Gibson-Gasset. Both would be available to work and support this project, bringing years of community organizing experience to the table. In addition, the Kingfield Board recently approved the recommendation of Linnes-Robinson to begin a hiring process for a third part-time staff member.

However, in addition to staff, Kingfield's real strength is in its reliable and hardworking volunteer base. The Redevelopment Committee, who would be overseeing the CHI project, is composed of a group of

individuals who have a vested interest in affordable housing both as residents and professionals. Members range from landscape architects and designers to former neighborhood organizers, from lawyers to research directors, from project managers to city council aides (Appendix E). This group is very hands-on, taking on the majority of work themselves, asking for support from staff as is needed and appropriate. Their commitment to both the addition of affordable housing in our neighborhood and the development of a greater master plan is clear.

KFNA has successfully partnered with many organizations throughout the course of its existence, and hopes to continue these partnerships well into the future. The following list encapsulates some of KFNA's past partnerships:

- Nicollet Cooperative Association: This co-op was the former Good Samaritan Nursing home. The Northcountry Cooperative Development Fund, with KFNA Board approval, converted the old nursing home into 28 units of affordable housing directly on the Nicollet corridor. This project provides high-density, affordable housing that is adjacent to transit and neighborhood business nodes.
- Habitat For Humanity: KFNA partnered with Habitat for Humanity in 2003 to reuse a site at 3700 Stevens Ave. S. that had previously contained a burned-out structure. Working closely with Habitat for Humanity and the surrounding neighbors, KFNA Redevelopment Committee helped affect the architecture of the new home to help it fit aesthetically into the neighborhood. KFNA also recruited volunteers to help build the home.
- Minneapolis Public Housing Authority (MPHA): KFNA partnered with the MPHA in 2003 to help create higher density infill housing at 23 W. 38th Street. The vacant lot will now hold a duplex, with one accessible unit. Again, KFNA Redevelopment Committee worked closely with MPHA to insure that the architecture of the new home fit aesthetically into the neighborhood. KFNA also worked closely with the City to help encourage the conditional use of this site for higher density housing. Additionally, KFNA and MPHA applied for an Affordable Housing Reserve Fund Grant. This grant depends on a working partnership and our project was awarded this \$10,000 grant with the second highest rating of all submittals based on the selection criteria.
- Project for Pride In Living (PPL): KFNA partnered with PPL in 2003 to help create another unit of affordable infill housing. The current house on the lot was beyond repair, restoring it would not be fiscally viable for the organization. PPL proposed to raze the house and infill the lot with a new, affordable model. Once again, the KFNA Redevelopment Committee used its strengths to help develop the unit so that it fits aesthetically into the neighborhood. KFNA also helped PPL to apply for an Affordable Housing Reserve Fund Grant.

KFNA feels that collaborative relationships and community building stretch far beyond the neighborhood boundaries that are inscribed on city parcel maps. A few examples of our partnerships with other neighborhoods includes:

- KFNA has worked jointly with the Lyndale Neighborhood Association in the past in an effort to save and move two homes from Kingfield into Lyndale. The homes were located next to Nicollet Ace Hardware, which was planning to raze the homes as part of an expansion project. KFNA wanted

to save them and help provide affordable housing. Lyndale had a site where these homes could have been moved to and used. Unfortunately, the homes were unable to be saved due to extenuating circumstances. The unique partnership did establish a strong working relationship between the neighborhoods.

- KFNA also partnered with neighborhoods from Lake Harriet to the Mississippi, along 40th Street, to create a collaborative Master Plan for the 40th Street River Lake Greenway, thanks to a grant from the McKnight Foundation.
- KFNA is currently working to establish a partnership with the College of Architecture & Landscape Architecture (CALA) at the University of Minnesota. This collaborative partnership will help KFNA to develop its master plan with the help of students in an interdisciplinary design and planning studio class.

Additional Funding Sources

KFNA is dedicated to pursuing housing and economic development within our neighborhood. But, with the tenuous future of NRP, we must be scrupulous in how we use remaining funds. The resources provided by the Corridor Housing Initiative will allow us to continue to be proactive in our approach towards affordable housing, rather than reactive. With a plan in place, guided by the CHI, our remaining funds can be used judiciously due to the thoughtful planning that has occurred.

The KFNA Redevelopment Committee has access to NRP Phase I Development Funds that can be allocated and used for a development project under their jurisdiction, pending approval by the NRP Board and KFNA Steering Committee. Matching dollars may be available through the aforementioned CPED and NRP Lot Redevelopment Program.

VIII. Proposed Meeting Cycles

Meeting Cycles	Participants	Technical support
<p>Cycle 1 Public forum where Kingfield residents and other stakeholders voice their needs and wants and identify opportunity sites for housing development on Nicollet (1-2 meetings)</p>	<p>Residents, business owners, KFNA Board and committee members, Department of Community Planning and Economic Development (CPED), City Council, Mayor’s office, facilitators, Design Center</p>	<p>Center for Policy, Planning and Performance (facilitators), Design Center</p>
<p>Cycle 2 Focused planning sessions to create a land use and development plan (2-3 meetings)</p>	<p>Smaller group of stakeholders (residents and business owners, KFNA Board and committee members), developers, CPED, City Council, facilitators, Design Center</p>	<p>CPPP, Design Center, market analyst, developers</p>
<p>Cycle 3 Public planning workshops: explore design scenarios for identified opportunity sites to be used in land use and development plan (1-2 meetings)</p>	<p>Residents, business owners, KFNA Board and committee members, developers, CPED, City Council, Mayor’s office, facilitators, Design Center</p>	<p>CPPP, Design Center, developers</p>

IX. Appendix

- A. Kingfield Neighborhood Affordable Housing Statement
- B. Map of the Nicollet Corridor
- C. Letter of interest from the Lyndale Neighborhood Association
- D. Kingfield Neighborhood Housing Programs
- E. List of members of the KFNA Redevelopment Committee

Appendix A

Kingfield Neighborhood Affordable Housing Statement

Kingfield Neighborhood Housing Statement

The Kingfield Neighborhood is committed to fostering and maintaining a diverse community.

We recognize that without economic diversity it is impossible to have a truly diverse neighborhood. Therefore, the Kingfield Neighborhood wishes to increase the amount of affordable housing within our area of Minneapolis.

It is our desire that quality affordable housing, both owner-occupied and rental, be available to low-income individuals and families in Kingfield long-term.

To this end we encourage and support the renovation and creation of quality housing, which reflects and strengthens the character of Kingfield.

The following is a list of Goals and Priorities, which has been accepted and approved by the Kingfield Neighborhood Board, with the input of the Redevelopment and Zoning Committees. This list will be used when reviewing all future housing projects in the Kingfield Neighborhood.

Goals and Priorities

- Long-term affordability
 - Owner-occupied
 - Well managed rental
- Quality design and construction
 - Context and character of neighborhood
 - Built to last
- Inclusiveness
 - Maximize affordability
 - Serve those with the greatest needs including: the poorest, disabled & elderly
 - Support Section 8 and Public Housing programs
- Wise / responsible use of resources
 - Maintain and accentuate green space
 - Reuse of existing structures, where possible
 - Limit surface parking
- Increase density
 - Mixed use
 - Accessory units (carriage houses)
 - Subdivision of existing buildings
 - Zoning variances
- Compliment & support commercial nodes
 - Mixed use
 - Proximity to public transit
- Encourage alternative housing types
 - Co-operatives
 - Co-Housing
 - Supportive Housing
- Consider "life-cycle" needs
 - Minimize physical barriers
 - Mix of unit sizes
 - Accessory / common spaces
- Safety / crime prevention – C.P.T.E.D. (Crime Prevention Through Environmental Design)

Approved by KFNA Board, 3/12/03.

Signature _____

Statement drafted by Rosemary Dolata and Doug Kress, KFNA Redevelopment Committee Members.

Appendix C

Monday, January 26, 2004

Kingfield Neighborhood Association
David Motzenbecker, President
3754 Pleasant Ave S, #101
Minneapolis, MN 55409

Dear David:

It is with great enthusiasm that I write this letter in support of the Kingfield Neighborhood Association's application to the Center for Neighborhoods' Corridor Housing Initiative for planning along the Nicollet Avenue Corridor. The Lyndale Neighborhood and the Lyndale Neighborhood Development Corporation join KFNA in their desire to identify development opportunities along Nicollet Avenue south of Lake Street that can strengthen our Main Street's commercial life as well as add needed affordable housing to our neighborhoods.

LNDC brings much experience to the table in this partnership. Established in 1991 to address the Lyndale Neighborhood's housing and economic development conditions after years of disinvestment, LNDC has been instrumental in the dramatic physical turnaround of the neighborhood through the 1990s. LNDC is charged with implementing the housing and economic development programs of the Lyndale Neighborhood Revitalization Program Action Plan. Since 1993, we have overseen the investment of \$3.5 million of NRP funds into the Lyndale Neighborhood through housing rehab grants and loans, Nicollet Avenue revitalization programs and projects that address blighted properties. This use of NRP dollars has leveraged an estimated \$63.5 million in additional investment, including through partnerships with Tubman Family Alliance, the Minneapolis Police Department Fifth Precinct, Agape Dos Hospice, Habitat for Humanity, Powderhorn Residents Group, and several hundred individual Lyndale property owners. Currently, LNDC is partnering with Prima Land to develop nine townhomes on 31st Street at Pillsbury and at Pleasant, including two units affordable to families making less than 60 percent of AMI and one handicapped accessible unit. Additionally, LNDC recently submitted a proposal to the City of Minneapolis's Department of Community Planning and Economic Development and the Lyndale Neighborhood Association to develop a 34-unit multi-family condominium building on the vacant properties at 3310-3314 Nicollet Avenue, which would all be made affordable to first-time home buyers.

Partnering with KFNA on the Nicollet Corridor Project would be a natural extension of LNDC's work to improve Nicollet Ave south of Lake Street and to provide quality affordable housing to Lyndale residents. As you know, LNDC's new Executive Director, Cara Letofsky, has met with KFNA's Redevelopment Committee and we have already begun the discussion about how Lyndale and Kingfield can collaborate on future projects. As a community development corporation, LNDC can bring its experience and expertise to Kingfield's and Lyndale's shared redevelopment goals. We also note that while we are looking to the CHI to bring community planning resources to our neighborhoods to help build consensus about which sites on Nicollet offer the best opportunities for redevelopment, we certainly see the southeast corner of Nicollet and 36th Street – on the border of our neighborhoods – as a prime site.

We applaud your invitation to be a partner with you, and look forward to the possibilities offered by the proposed Nicollet Corridor Project.

Sincerely,

Markus Silpala
President

Appendix D

Kingfield Neighborhood Housing Programs

Kingfield's 4% Loan program was open to all homeowners in the neighborhood, regardless of income. The money, up to \$6000, could be used for exterior repairs. (43 loans were awarded in the last 3 years)

Kingfield's Matching Grant Program gave up to \$4000 to homeowners whose income was at, or below, 80% of the metro median income. Also for exterior repairs only. (57 grants were awarded in the last 3 years). Total dollars for Matching Grant Program: \$305,000

Kingfield's Emergency Home Repair Grant Program grants up to \$4000 for homeowner whose income is at, or below, 60% of the metro median income to repair conditions that made a house uninhabitable, extremely dangerous to occupants, or capable of causing severe health problems. (56 grants awarded in the past three years) This grant is currently still available to Kingfield homeowners. Total dollars so far for the Emergency Home Repair Grant Program: \$125,000

Appendix E

KFNA Redevelopment Committee Members

1. **David Motzenbecker:** KFNA Board President and Redevelopment Committee Chair, David is also an apprentice landscape architect with oslund.and.associates. He specializes in master planning and site design.
2. **Rosemary Dolata:** Rosemary is a senior designer with LHB; her focus is on affordable housing and sustainability. She has also served for thirteen years as a member of the Housing Advocacy Committee of AIA-MN.
3. **Margaret Sines:** Margaret brings more than a decade of nonprofit project management experience to the committee along with a Masters of Public Affairs from the Humphrey Institute.
4. **Doug Kress:** A former neighborhood director for Stevens Square, Doug is currently a City Council Aide for Ward 7, specializing in public policy issues, community planning, and economic development.
5. **Erik Lindseth:** Erik, a 2003-2004 Policy Fellow at the Humphrey Institute, is an Assistant Attorney General with the Minnesota Attorney General's Office, specializing in consumer protection.
6. **Mark Hinds:** Mark is the Research Director for the Association of Metropolitan School Districts and has numerous years of experience working on state and local public policy issues.
7. **Arthur Knowles:** Arthur has spent eight years on the Kingfield NRP Steering Committee, seven years on the KFNA Board, and eight years on the Kingfield Zoning Committee. His considerable expertise on neighborhood issues makes him a priceless addition to the group.
8. **Nicole McNulty:** Nicole brings a degree in finance, experience as a project manager, and fluency in Spanish to the committee.
9. **Tom Buller:** Tom is currently working on his PhD in Geography at the University of Minnesota, studying issues on race, economic development and community organizing in the United States
10. **Tony Aspholm:** In addition to serving as the KFNA Board Secretary, Tony works for a commercial property management company. He has fifteen years of experience in managing shelters, low-income housing and commercial buildings.